



Byne Road, SE26
£560,000

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In general

- Beautifully renovated first floor apartment
- Reception with shutters
- Kitchen / dining room
- Two doubles and a study
- Contemporary bathroom
- Landscaped garden
- Share of freehold

In detail

A stunning and recently renovated Victorian apartment with private garden located on a residential road, dotted with blossom trees, really close to excellent transport links and green open spaces.

The owner has injected a minimalistic Nordic finish throughout creating a beautiful calming space, whilst crisp white walls amplify the natural light throughout. Every aspect of the apartment has also been carefully considered and renovated to an exacting standard ensuring the property is ready for an incoming purchaser to immediately enjoy.

Comprising a lounge with a lovely wide square bay fitted with wooden shutters, an elegant kitchen / dining room with cabinetry finished in a dove grey and Corian work tops, plenty of space to comfortably host a party of six, two double bedrooms and a study. The bathroom has been reconfigured to now provide a bath with a cleverly concealed shower area, counter top basin and matt black fittings.

To the rear is a peaceful low maintenance garden, with a stretch of 'lawn', deck and a patio area to capture the evening sun.

Free from distractions, the pure and simple design of this home makes for a wonderful retreat from busy city life.

Byne Road allows for easy access to excellent transport links (Sydenham Overground) and green open spaces, including Crystal Palace Park and Alexandra Recreation Ground. Moments away you'll find two vibrant high streets; Sydenham and Penge, with plenty to offer, such as numerous coffee shops, shopping facilities, pubs, restaurants and gyms.

EPC: C | Council Tax Band: C | Lease: TBC Years Remaining | SC: TBC | GR: TBC | BI: TBC



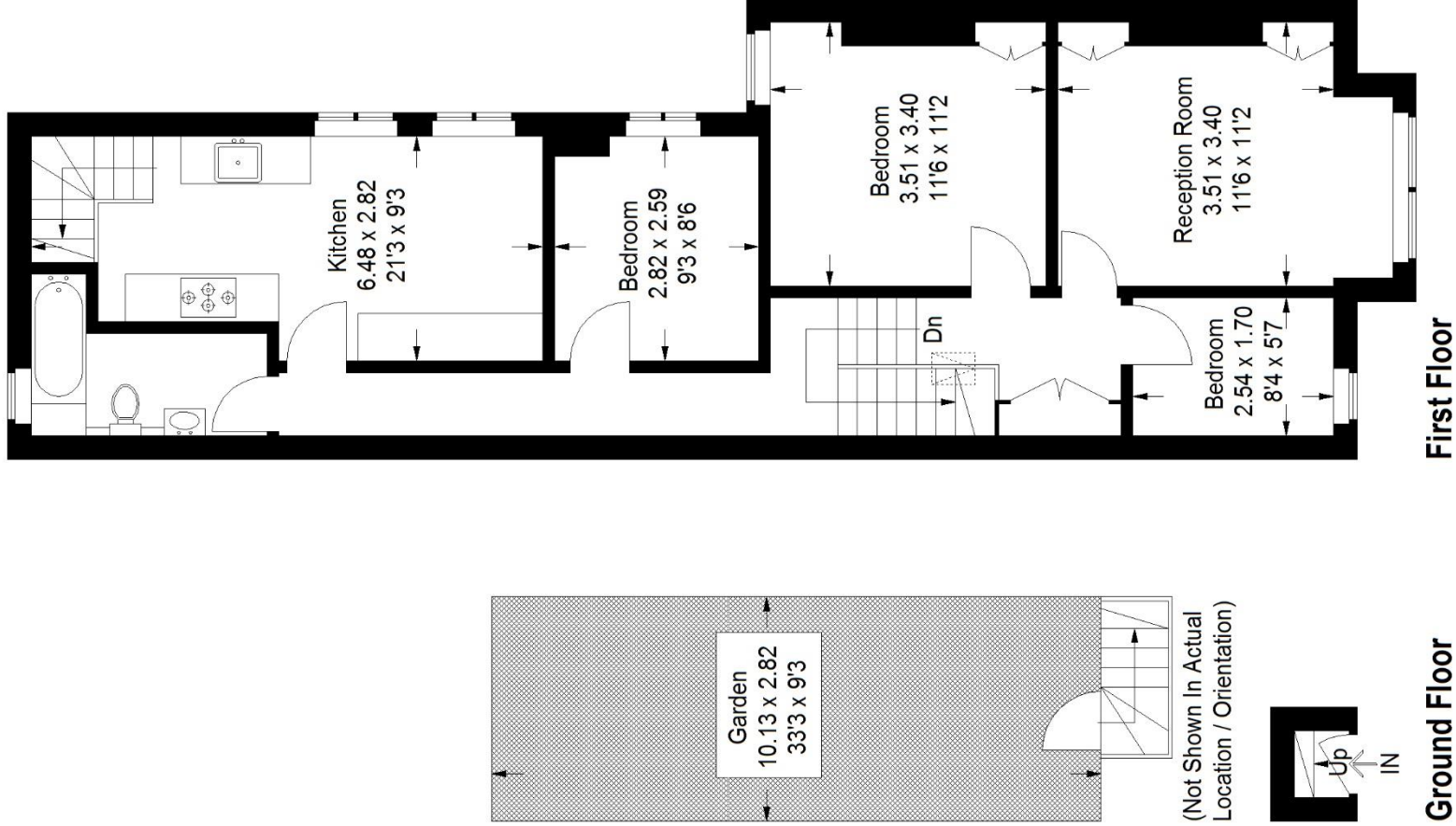
Floorplan

Byne Road, SE26

**Approximate Gross Internal Area
75.6 sq m / 814 sq ft**



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |
| | | 72 C | 78 C |



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